CESAJ-CO-G 21 Feb 02

MEMORANDUM FOR CESAJ-DP-S, Kinmonth

SUBJECT: House Hunting in Lakeland, Florida Site Visit

1. Lori Weber and Phyllis Lindsay arrived at the subject sites on 21 Feb 02 at 1030 hours.

- 2. The Oakbridge Parkway and Oakbridge Boulevard are the main roads through a residential development named Oakbridge located on the eastside of Harden Boulevard. Oakbridge has an apartment complex which has 300 apartments. There are numerous single-family homes beginning in price at approximately \$250,000.00. Also in the Oakbridge area there is an Assisted Living facility and a medical clinic. Most of the homes in this area appear to be occupied and very few for sale. Attached pictures are from this area.
- 3. They went to the Grassland Golf & Country Club. Grasslands is on the west side of Harden Boulevard. This area still has some development in process. Most homes are occupied and not many are for sale. The development has a multitude of family homes to include condominiums, villas and single-family homes. The condominiums price range start from \$131,900. The golf villas are priced from \$198,000. Custom villa lots begin at \$82,000, fairway home sites start at \$76,000, and estate home sites start at \$45,000 with a required range from 2,220 square foot and 2,400 square foot living area. Attached enclosures is information regarding Grasslands.
- 4. Attempts were made to locate the Seminole Trailer/Mobile Home Park but was not found. There are several parks (Heatherwood Village, Beacon Terrace, and Mas Verde) in the area and all had over 200 mobile homes.
- 5. The web site for this development is www.oakbridge.com.
- 6. Points of contact are Lori Weber and Phyllis Lindsay at 813-840-0824.

ENCL

FRANK MOHR Area Engineer



COUNTRY CLUB LIVING AT ITS BEST





A PREMIER COUNTRY CLUB COMMUNITY

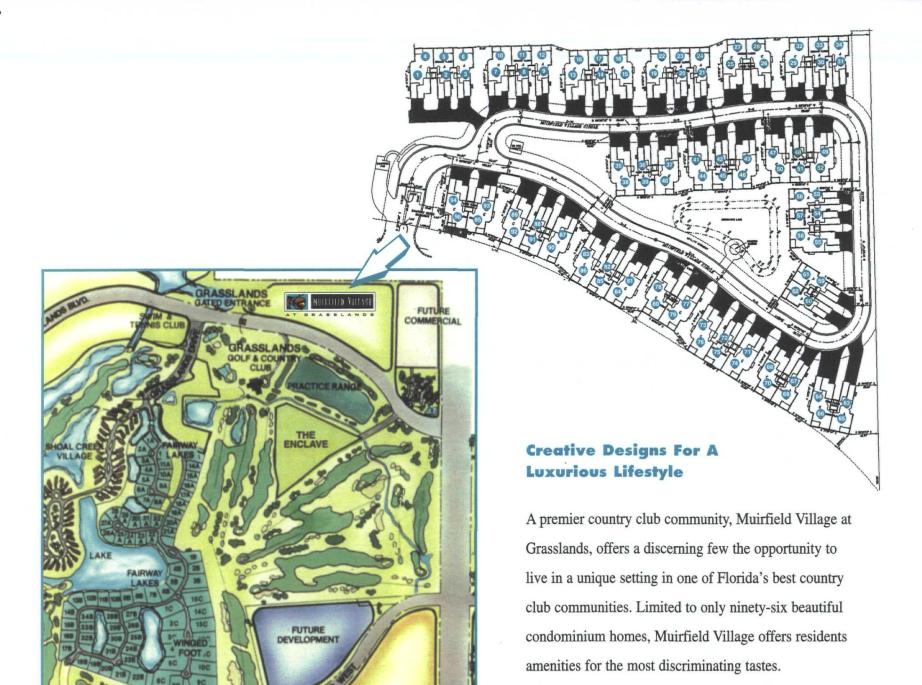
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stylish baths, and top-of-the-line appliances. You can further indulge your individual tastes with an expansive list of optional appointments.

residents will enjoy the neighborhood feeling of Muirfield Village. If you travel or are a seasonal resident, you will appreciate the carefree lifestyle at Muirfield Village. The Homeowners' Association assures residents maximum free time while protecting the appearance and maintenance requirements of this exclusive neighborhood.

Carefree, secure, luxury Florida country club living is available for only a choice few at Muirfield Village at Grasslands.



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FUTURE OFFICE

STANDARD FEATURES FOR MUIRFIELD VILLAGE

Interior

- Quick recovery 40-gallon water heater
- · Separate laundry with vinyl flooring and washer and dryer hook-ups
- · Spacious walk-in closets
- · Ventilated vinyl coated shelving
- · Marble window sills
- · Pre-wired for telephone and cable TV
- · Wall-to-wall carpeting (Absolutely, Textured Elegance)
- Ceramic tile flooring in foyer (12"), baths and kitchen
- · Eight foot high sliding glass doors
- · Delta faucets
- · High efficiency central air conditioning with heat pump
- · Smoke detectors
- · R-30 attic insulation
- · Ceiling fan outlets in all bedrooms, family room and rear porch
- · Recessed designer lighting
- · Raised panel interior doors with Schlage hardware

Master Suite

- · High ceiling
- · Vanities with mica tops, mirrored above back splash
- · Porcelain sinks
- · Separate shower with clear glass enclosure
- · Ceramic tile flooring
- · Soaking tub

Exterior

- · Pleko exterior finish
- · Cement roof tiles in "Slate" style with 25 year manufacturer's warranty
- · Covered patio (screened)
- · Exterior lighting fixtures and common area lighting
- · Generous landscaping appointments
- · Exterior maintenance by Homeowners' 'Association
- · All concrete floors, common walls, exterior walls, and roof surface
- · Reinforced concrete wall construction

Kitchen

- Deluxe raised-panel white designer cabinets with mica counter tops
- GE 23-cubic foot side-by-side frost-free refrigerator freezer with "through the door" ice and water white on white
- · GE dishwasher white on white
- GE range and self-cleaning oven with glass door and microwave white on white
- Stainless steel sink with vegetable sprayer, GE Disposal and Delta faucet
- · Eat-in morning room
- · Ceramic Tile

Garage

- · All homes have attached 25' garage
- · Garage can be used for golf cart storage
- Some homes have 2-car garage



VISIT OUR SALES CENTER AT

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A GOLF VILLA COMMUNITY





A PRIVATE GOLF COMMUNITY

t Turnberry, fifty-one maintenance free residences will overlook the beautiful lakes and fairways of the Grasslands Country Club. These homes offer a neo-classical flavor in soft shades of taupe and beige to compliment the natural surroundings. Elegant front entries feature transom glass and side lights. Streetscapes are beautifully landscaped and coordinated to create a lovely and inviting look. Landscaping is maintained by the Homeowners' Association to assure residents maximum free time while protecting the appearance of your neighborhood.

With its private location and gated access,

Turnberry provides desirable seclusion. Yet golf and tennis are nearby at Grasslands.

Turnberry introduces a new style of villa homes to the area. Choose from among one and two story floor plans. All are designed to accommodate both casual living and sophisticated entertaining.

Most models feature ten-foot ceilings accented with crown moldings in the living room and master bedroom. Kitchens are large and airy. Sumptuous master baths adorned with ceramic tiling feature double vanities and extra-large showers. Above all, the open, flowing designs and airy spaces are ideal for Florida's indoor-outdoor way of life.

KEY STANDARD FEATURES

INTERIOR

- Ten-foot high ceilings
- Crown Molding in living room, dining room and master bedroom
- Ceramic tile flooring in foyer, kitchen, bathrooms and laundry room
- Kohler plumbing fixtures
- Delta faucets
- Eight-foot high sliding glass doors
- · Ceiling fan outlets in most rooms
- · Recessed designer lighting throughout
- Stainmaster carpeting

EXTERIOR

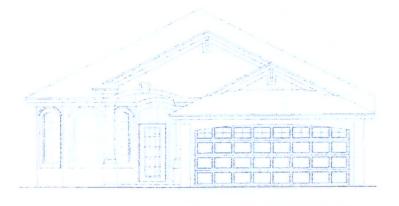
- · Stucco exterior in choice of selected colors
- Tile roof in choice of selected colors
- Covered lanai w/flo-crete floor
- Generous landscaping appointments
- Exterior landscaping and paint maintenance by Homeowners' Association

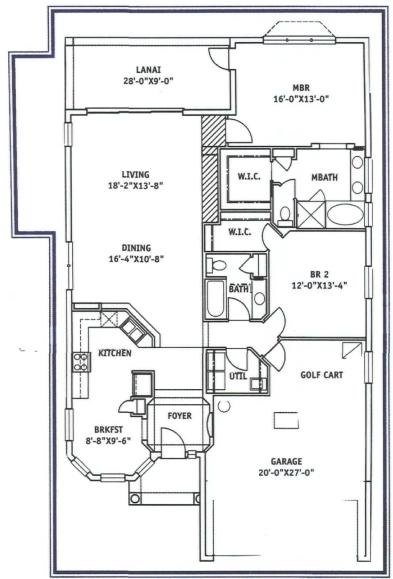
MASTER SUITE

- Ten-foot high ceilings
- Crown molding in master bedroom
- Kohler ceramic sinks
- Whirlpool tub
- Separate shower with clear glass enclosure
- · Ceramic tile floors in wet areas

KITCHEN

- Deluxe raised-panel cabinets with selected finish
- GE appliance package to include 21-cubic-foot side-by-side frost-free refrigerator/freezer with "through the door" ice and water
- Eat-in morning area
- Ceramic tile floor
- Spacesaver microwave

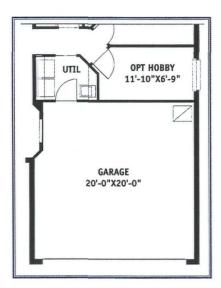




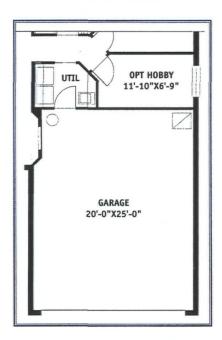
AZALEA

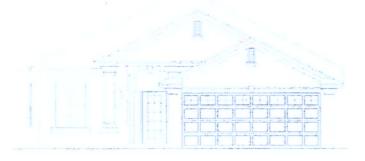
2 Bedroom, 2 Bath
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Front Porch 48 sq. ft.
Lanai 186 sq. ft.
Total Area 2352 sq. ft.

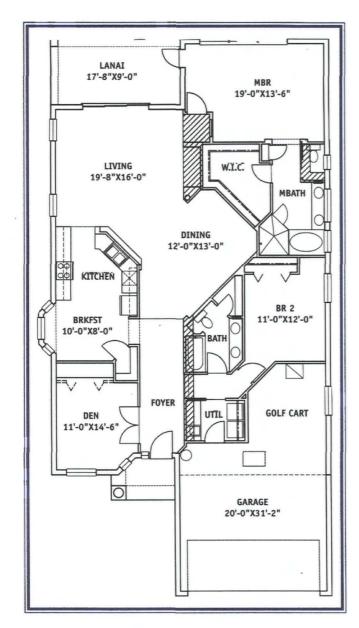
FLEX OPTION 1



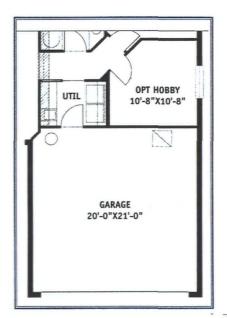
FLEX OPTION 2



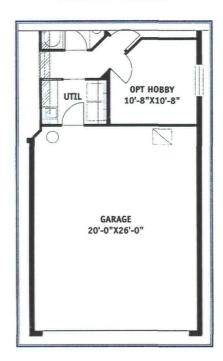




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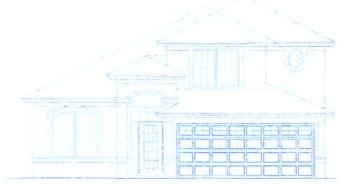
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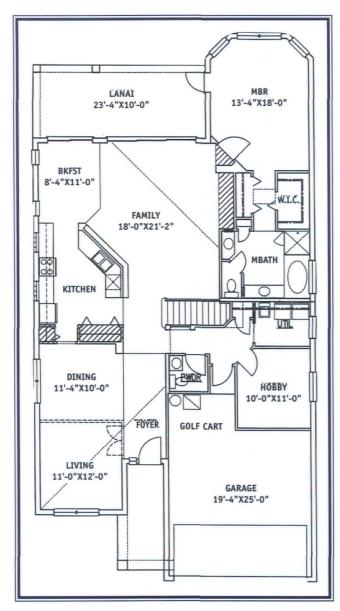


CYPRESS

3 Bedroom, 2 Bath	
Living/A.C. Area	1909 sq. ft.
Garage	562 sq. ft.
Front Porch	45 sq. ft.
Lanai	159 sq. ft.
Total Area	2675 sq. ft.

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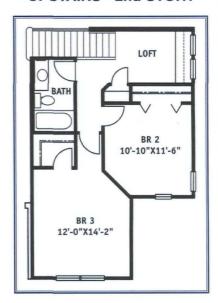




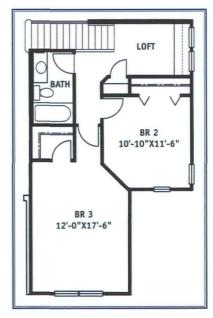
MAGNOLIA

2360 sq. ft.
486 sq. ft.
47 sq. ft.
233 sq. ft.
3126 sq. ft.

UPSTAIRS - 2nd STORY



UPSTAIRS - 2nd STORY FLEX OPTION 1



Also adds 3'-4" to garage





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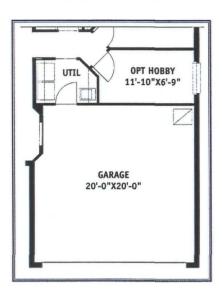




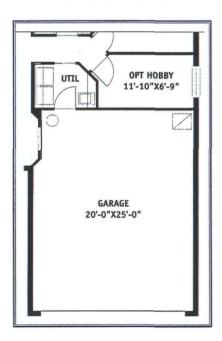
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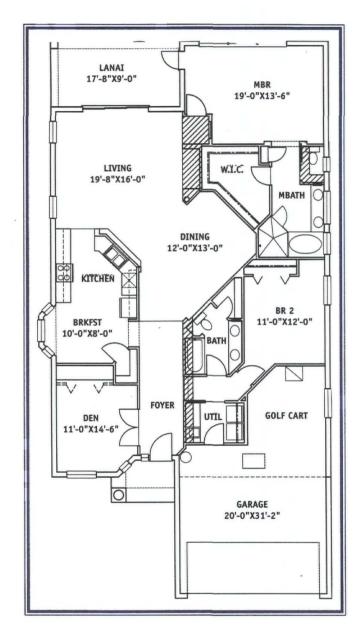
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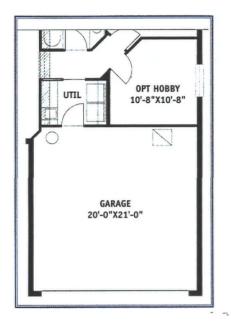
FLEX OPTION 2



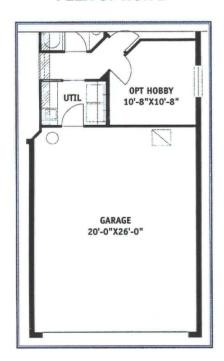




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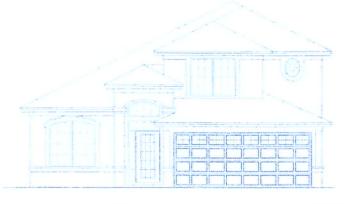


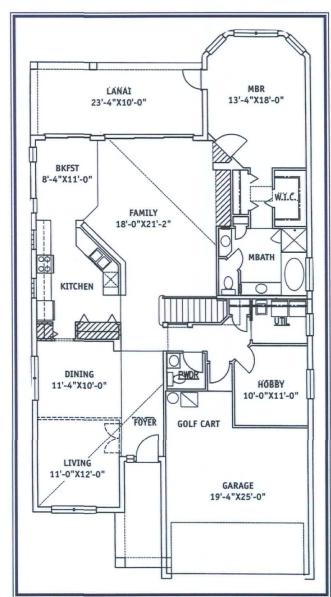
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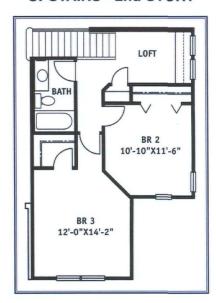




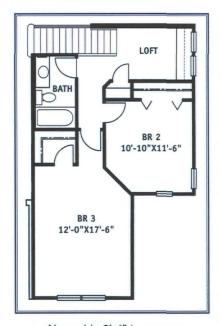
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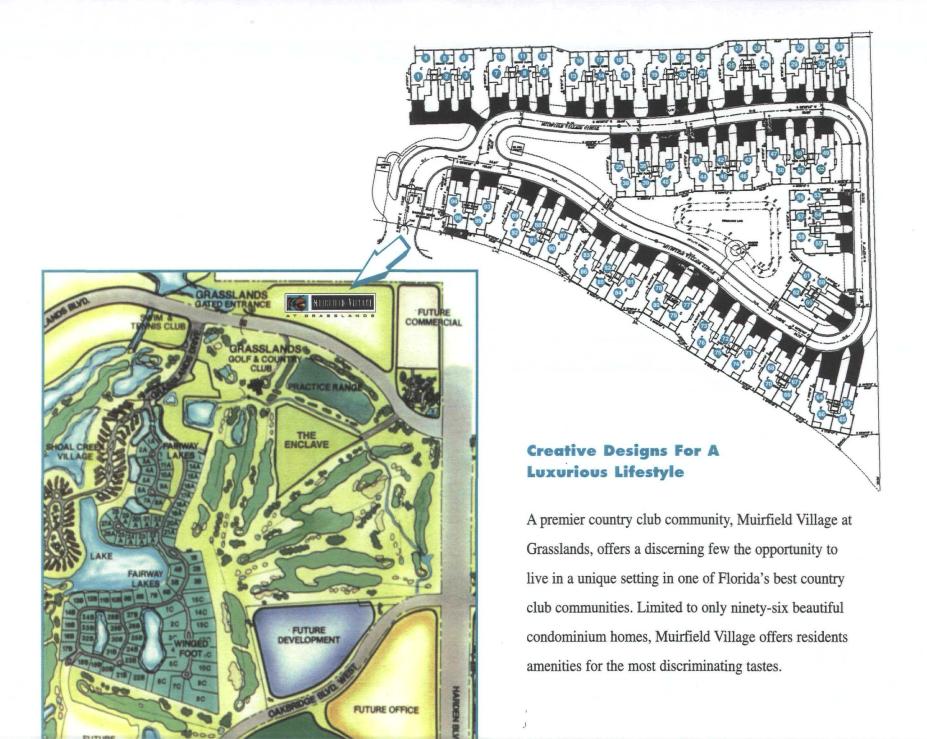
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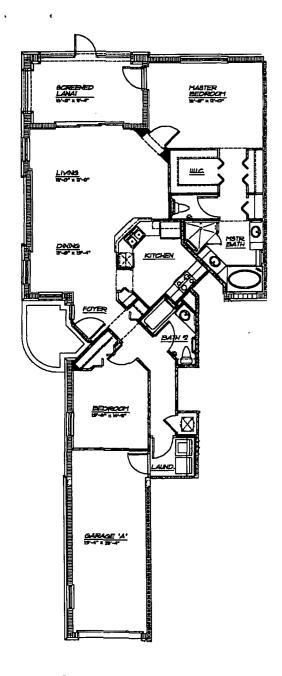
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The Canterbury (lower exterior)

2 Bedroom, 2 Baths

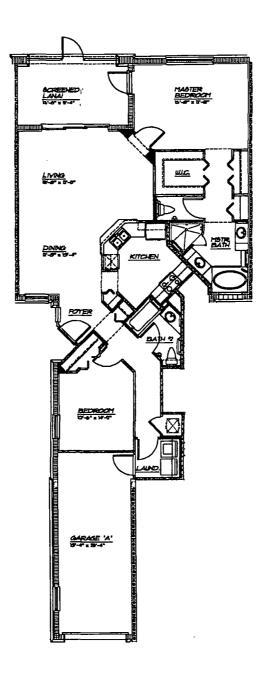
Living/A.C. Area 1,365 Sq. Ft.

Lanai

161 Sq. Ft.

Total Area

1,526 Sq. Ft.



The Canterbury (lower interior)

2 Bedroom, 2 Baths

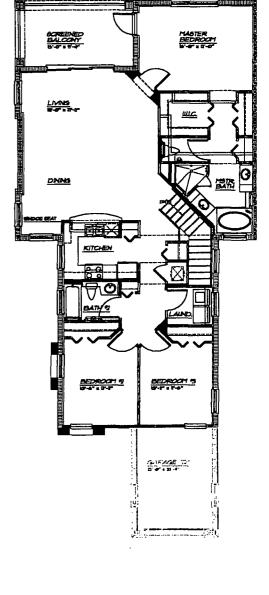
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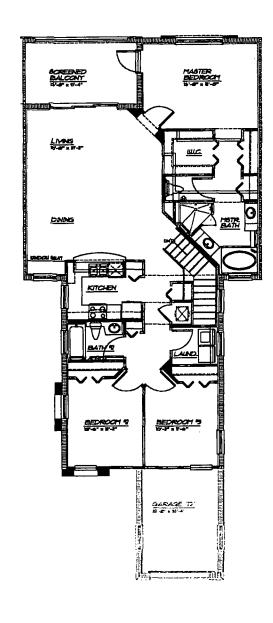
Living/A.C. Area 1,616 Sq. Ft.

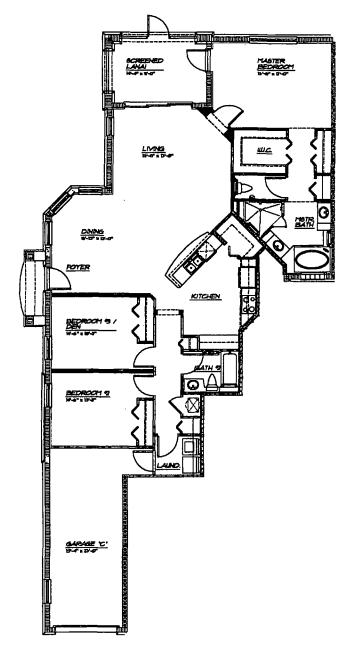
Lanai

155 Sq. Ft.

Total Area

1,771 Sq. Ft.







3 Bedroom, 2 Baths

Living/A.C. Area 1,616 Sq. Ft.

Lanai

155 Sq. Ft.

Total Area

1,771 Sq. Ft.

The Greenbrier (lower exterior)

3 Bedroom, 2 Baths

Living/A.C. Area 1,711 Sq. Ft.

Lanai

140 Sq. Ft.

Total Area

1,851 Sq. Ft.



GARAGE 'D'

Living/A.C. Area 1,780 Sq. Ft. Lanai 131 Sq. Ft.

LIVING

DINNS

BEDROOM S/ DEN F-5' I F-5'

Total Area 1,911 Sq. Ft.

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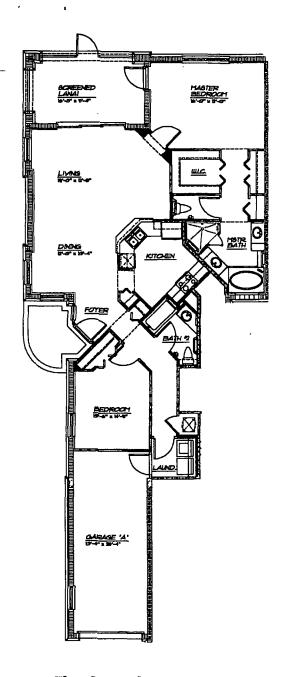


AT GRASSLANDS

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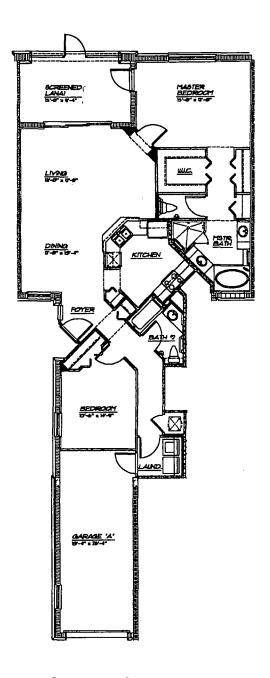
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Lanai

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Total Area

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The Canterbury (lower interior)

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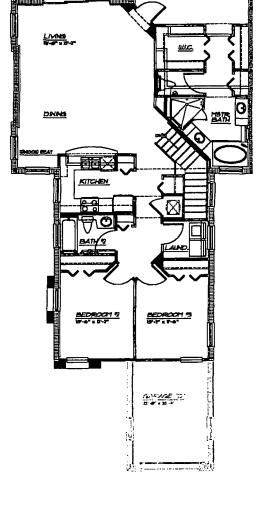
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The Oakmont (upper exterior)

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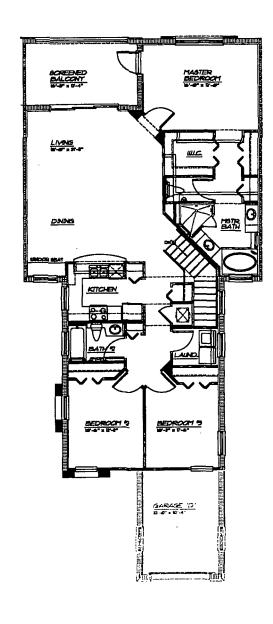
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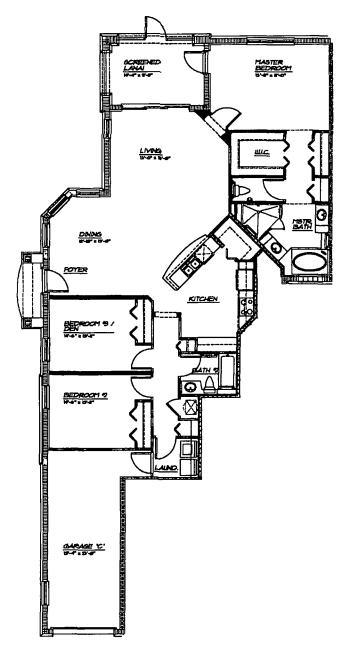
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The Gleneagle (upper exterior)

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Lanai

DINING

BEDROOM 9 / DEN

BEDROOM ?

131 Sq. Ft.

GARAGE 'D'

Total Area

1,911 Sq. Ft.

U.S. EPA REGION IV

SDMS

Unscannable Material Target Sheet

DocID: 10765281	Site ID: FLPHOS PHA4AN
Site Name: Florida Phosp	Site ID: FLPHOSPHA4AN Nate Initiative
Nature of Material:	
Map:	Computer Disks:
Photos:	CD-ROM:
Blueprints:	Oversized Report:
Slides:	Log Book:
Other (describe): Sife Ma	A CGrasslands Country Club
Amount of material:	<u>'</u>
* Please contact the appropria	te Records Center to view the material *







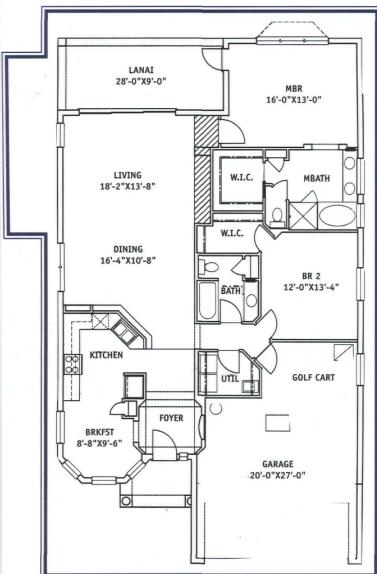


A GOLF VILLA COMMUNITY





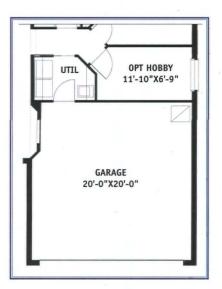




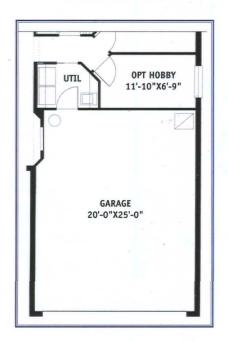
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FLEX OPTION 1



FLEX OPTION 2





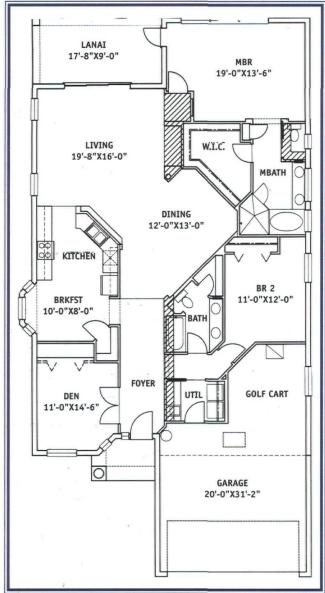


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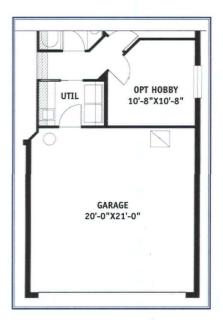




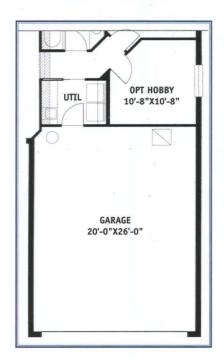
CYPRESS

3 Bedroom, 2 Bath
Living/A.C. Area 1909 sq. ft.
Garage 562 sq. ft.
Front Porch 45 sq. ft.
Lanai 159 sq. ft.
Total Area 2675 sq. ft.

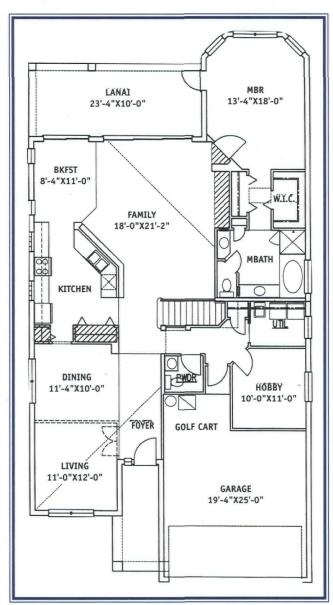
FLEX OPTION 1



FLEX OPTION 2



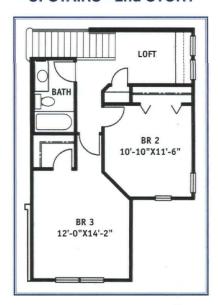




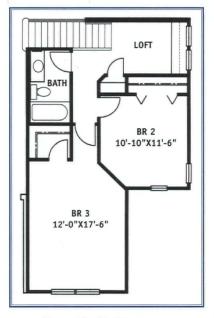
MAGNOLIA

3 Bedroom, 2 1/2 Bath
Living/A.C. Area 2360 sq. ft.
Garage 486 sq. ft.
Front Porch 47 sq. ft.
Lanai 233 sq. ft.
Total Area 3126 sq. ft.

UPSTAIRS - 2nd STORY



UPSTAIRS - 2nd STORY FLEX OPTION 1



Also adds 3'-4" to garage

A PRIVATE GOLF COMMUNITY

t Turnberry, fifty-one maintenance free residences will overlook the beautiful lakes and fairways of the Grasslands Country Club. These homes offer a neo-classical flavor in soft shades of taupe and beige to compliment the natural surroundings. Elegant front entries feature transom glass and side lights. Streetscapes are beautifully landscaped and coordinated to create a lovely and inviting look. Landscaping is maintained by the Homeowners' Association to assure residents maximum free time while protecting the appearance of your neighborhood.

With its private location and gated access,

Turnberry provides desirable seclusion. Yet golf and tennis are nearby at Grasslands.

Turnberry introduces a new style of villa homes to the area. Choose from among one and two story floor plans. All are designed to accommodate both casual living and sophisticated entertaining.

Most models feature ten-foot ceilings accented with crown moldings in the living room and master bedroom. Kitchens are large and airy. Sumptuous master baths adorned with ceramic tiling feature double vanities and extra-large showers. Above all, the open, flowing designs and airy spaces are ideal for Florida's indoor-outdoor way of life.

KEY STANDARD FEATURES

INTERIOR

- Ten-foot high ceilings
- Crown Molding in living room, dining room and master bedroom
- Ceramic tile flooring in foyer, kitchen, bathrooms and laundry room
- Kohler plumbing fixtures
- Delta faucets
- · Eight-foot high sliding glass doors
- Ceiling fan outlets in most rooms
- Recessed designer lighting throughout
- Stainmaster carpeting

EXTERIOR

- · Stucco exterior in choice of selected colors
- Tile roof in choice of selected colors
- Covered lanai w/flo-crete floor
- Generous landscaping appointments
- Exterior landscaping and paint maintenance by Homeowners' Association

MASTER SUITE

- Ten-foot high ceilings
- · Crown molding in master bedroom
- Kohler ceramic sinks
- Whirlpool tub
- Separate shower with clear glass enclosure
- Ceramic tile floors in wet areas

KITCHEN

- Deluxe raised-panel cabinets with selected finish
- GE appliance package to include
 21-cubic-foot side-by-side frost-free
 refrigerator/freezer with "through the door" ice and water
- Eat-in morning area
- · Ceramic tile floor
- Spacesaver microwave



STANDARD FEATURES FOR TURNBERRY

INTERIOR

- QUICK RECOVERY 40 GALLON WATER HEATER
- SEPARATE LAUNDRY ROOM WITH WASHER AND DRYER HOOK-UPS
- SPACIOUS WALK-IN CLOSETS WITH VENTILATED VINYL-COATED SHELVING
- MARBLE WINDOW SILLS
- PRE-WIRED FOR TELEPHONE, CABLE TV, AND CEILING FANS
- TEN-FOOT-HIGH CEILINGS
- CROWN MOLDING IN LIVING ROOM, DINING ROOM, AND MASTER BEDROOM
- WALL-TO-WALL CARPETING
- CERAMIC TILE FLOORING IN FOYER, KITCHEN, BATHROOMS, AND LAUNDRY ROOM
- DELTA FAUCETS
- KOHLER PLUMBING FIXTURES
- HIGH-EFFICIENCY CENTRAL AIR CONDITIONING WITH HEAT PUMP
- SMOKE DETECTORS
- R-30 CEILING INSULATION
- MIRRORED MEDICINE CABINETS IN EACH BATHROOM
- RECESSED DESIGNER LIGHTING THROUGHOUT HOME
- RAISED PANEL INTERIOR DOORS WITH SCHLAGE HARDWARE

KITCHEN

- DELUXE RAISED-PANEL CABINETS IN YOUR CHOICE OF FINISH, WITH MICA COUNTERTOPS
- 21-CUBIC-FOOT SIDE-BY-SIDE FROST-FREE REFRIGERATOR/FREEZER WITH "THROUGH THE DOOR" ICE AND WATER
- GE SPACESAVER MICROWAVE
- DISHWASHER AND DISPOSAL
- RANGE AND SELF-CLEANING OVEN WITH GLASS DOOR AND HOOD
- STAINLESS STEEL SINK WITH VEGETABLE SPRAYER
- EAT-IN MORNING ROOM
- CERAMIC TILE FLOOR

MASTER BEDROOM

- TEN-FOOT-HIGH CEILING WITH CROWN MOLDING
- RAISED PANEL VANITIES WITH MICA TOPS, MIRRORED ABOVE
- KOHLER CERAMIC SINKS
- ROMAN-STYLE WHIRLPOOL TUB
- SEPARATE SHOWER WITH CLEAR GLASS ENCLOSURE
- CERAMIC TILE FLOORING

EXTERIOR

- STUCCO EXTERIOR IN CHOICE OF SELECTED COLORS
- TILE ROOF IN CHOICE OF SELECTED COLORS
- CONCRETE DRIVEWAYS AND WALKS, CONCRETE CURBED STREETS
- TWO-CAR GARAGE WITH FRONT ENTRY
- ELECTRIC GARAGE-DOOR OPENER WITH TWO REMOTE CONTROLS
- COVERED LANAI WITH FLO-CRETE FLOOR
- EXTERIOR LIGHTING FIXTURES
- GEREOUS LANDSCAPING APPOINTMENTS
- FULLY SODDED LOT WITH AUTOMATIC SPRINKLER SYSTEM
- MAIL BOX
- EXTERIOR MAINTENANCE BY HOME OWNERS ASSOCIATION



Turnberry Price Sheet

The Azalea Flex Option	(1) F (2) E	1599 Square Feet A/C 2 Bedroom, 2 Bath Hobby Room Only Extension Only Extension & Hobby Room	(add) (add) (add)	\$2,520 \$5,445 \$7,965	\$198,000
The Cypress		1909 Square Feet A/C			\$212,000
Flex Option	(1) F (2) E	2 Bedroom, Den, 2 Bath Hobby Room Only Extension Only Extension & Hobby Room	(add) (add) (add)	\$3,480 \$5,130 \$8,610	
The Magnolia	3	2360 Square Feet A/C 3 Bedroom, 2 1/2 Bath Iwo Story Home			\$244,000
Flex Option	E	Extension Only (Garage & Upstairs Bedroom)	(add)	\$5,745	
LOT PREMIUMS					

1	MODEL-AZALEA	18	SOLD	35	SOLD
2	SOLD	19	SOLD	36	\$30,000
3	SOLD	20	SOLD	37	SOLD
4	SOLD	21	Standard	38	SOLD
5	SOLD	22	Standard	39	SPEC-CYPRESS
6	SOLD	23	Standard	40	SOLD
7	SOLD	24	Standard	41	SOLD
8	SPEC. MAGNOLIA	25	SOLD	42	SOLD
9	\$25,000/GOLF	26	Standard	43	SOLD
10	\$25,000/GOLF	27	Standard	44	SOLD
11	\$25,000/GOLF	28	Standard	45	SOLD
12	\$20,000/GOLF	29	SOLD	46	\$25,000/GOLF
13	\$20,000/GOLF	30	SOLD	47	SPEC-CYPRESS
14	SOLD	31	Standard	48	\$25,000/GOLF
15	Standard	32	Standard	49	SOLD
16	Standard	33	Standard	50	\$25,000/GOLF
17	Standard	34	Standard	51	SOLD

2/4/02



HOMEOWNER ASSOCIATION SUMMARY

TURNBERRY

\$198.00/MO

INCLUDES THE FOLLOWING MAINTENANCE:

- 1. PAVEMENT RESURFACING (PRIVATE)
- 2. BOULEVARD LANDSCAPING
- 3. IRRIGATION MAINTENANCE ALONG BLVD.
- 4. 24-HOUR MANNED SECURITY
- 5. LAKE MAINTENANCE
- 6. FOUNTAIN MAINTENANCE
- 7. EXTERIOR YARD MAINTENANCE, INCLUDING
 - A. MOWING, WEEDING, TRIMMING, FERTILIZATION AND PESTICIDES
 - **B. EXTERIOR PAINTING RESERVE**
 - C. IRRIGATION MONTHLY CHECKS

Updated: 12/23/01



OAKBRIDGE NEIGHBORHOODS

WEST SIDE OF HARDEN BLVD. (GRASSLANDS)

MUIRFIELD VILLAGE

Condominium living in a secluded setting across from Grasslands Clubhouse. 1,365 to 1,780 sq. ft. of A/C space with garages, starting from \$131,900.

TURNBERRY

Golf Villas: a maintenance-free community with great water and/or golf views. Homes range from 1,600 sq. ft. of space to 2,360 sq. ft. Priced from \$198,000

BELLERIVE

Custom villas: a maintenance-free community with outstanding golf and water views. Homes from 2,500 sq. ft. Lots start at \$82,000. Preferred builder program.

FAIRWAY LAKES

Home sites: starting from \$76,000. Custom homes built by an approved builder and plan. Lakefront and golf course home sites are available.

EAST SIDE OF HARDEN BLVD.

SUMMERFIELD

Estate home sites starting at \$45,000 with a required minimum ranging from 2,200 sq. ft. and 2,400 sq. ft. living area. Custom homes built by an approved builder. Great gated family community.

Ask about Resales in our completed communities.



HOMEOWNER ASSOCIATION SUMMARY

MUIRFIELD VILLAGE

\$189.00/MO

INCLUDES THE FOLLOWING MAINTENANCE:

- 1. LANDSCAPING AND IRRIGATION MAINTENANCE
- 2. PEST CONTROL (INTERIOR & EXTERIOR)
- 3. BASIC CABLE T.V. SERVICE
- 4. WATER AND SEWER
- 5. MULTI-PERIL INSURANCE ON STRUCTURE
- 6. SECURITY GATE MAINTENANCE
- 7. OAKBRIDGE OWNERS ASSOC. CONTRIBUTION
- 8. RESERVES:

eris.

- PAVEMENT RESURFACING (PRIVATE)
- EXTERIOR PAINTING
- ROOF AND REPAIR & REPLACEMENT

Updated: 12/22/01



MUIRFIELD VILLAGE

Price Sheet (Subject to Change)

BUILDING 3 (NOW AVAILABLE)

#13 Greenbrier	3/2 down / 1 car garage	\$174,900
#14 Canterbury	2/2 down / 1 car garage	SOLD
#15 Canterbury	2/2 down / 1 car garage	SOLD
#16 Gleneagie	3/2 up / 2 car garage	SOLD
#17 Oakmont	3/2 up / 1 car garage	\$156,900
#18 Oakmont	3/2 up / 1 car garage	\$162,900

BUILDING 7 (NOW AVAILABLE)

#35 Greenbrier	3/2 down / 1 car garage	MODEL
#36 Canterbury	2/2 down / 1 car garage	\$131,900
#37 Greenbrier	3/2 down / 2 car garage	SOLD
#38 Gleneagle	3/2 up / 2 car garage	SOLD
#39 Oakmont	3/2 up / 1 car garage	SOLD
#40 Gleneagle	3/2 up / 1 car garage	SOLD

BUILDING 15 (NOW AVAILABLE)

#77 Greenbrier	3/2 down / 2 car garage	SOLD
#78 Greenbrier	3/2 down / 1 car garage	\$174,900
#79 Gleneagle	3/2 up / 1 car garage	MODEL
#80 Gleneagle	3/2 up / 2 car garage	SOLD

BUILDING 14 (AVAILABLE JUNE 2002)

#71 Greenbrier	3/2 down / 2 car garage	\$186,900
#72 Canterbury	2/2 down / 1 car garage	\$132,900
#73 Greenbrier	3/2 down / 1 car garage	\$176,900
#74 Gleneagle	3/2 up / 1 car garage	\$181,900
#75 Oakmont	3/2 up / 1 car garage	\$158,900
#76 Gleneagle	3/2 up / 2 car garage	\$186,900

BUILDING 8 (AVAILABLE AUGUST 2002)

#41 Greenbrier	3/2 down / 1 car garage	\$192,900
#42 Canterbury	2/2 down / 1 car garage	\$138,900
#43 Greenbrier	3/2 down / 2 car garage	\$182,900
#44 Gleneagle	3/2 up / 2 car garage	SOLD
#45 Oakmont	3/2 up / 1 car garage	\$164,900
#46 Gleneagle	3/2 up / 1 car garage	\$187,900

3604 HARDEN BOULEVARD • LAKELAND, FLORIDA 33803 • 800.677.1301 • 863.647.1100 • FAX: 863.648.4998



MUIRFIELD VILLAGE Standard Features

Interior

Quick recovery 40-gallon water heater

- -Washer and dryer back-ups
- -Spacious walk-in closets
- -Ventilated vinyl coated shelving
- -Marble window sills
- -Pre-wired for telephone and cable TV
- -Wall-to-wall carpeting (Absolutely, Textured Elegance)
- -Ceramic tile flooring in foyer (12")
- -Eight foot high sliding glass doors
- -Delta Faucets
- -High efficiency central air conditioning with heat pump
- -Smoke detectors
- -R-30 attic insulation
- -Ceiling fan outlets in all bedrooms and rear porch
- -Recessed designer lighting
- -Raised panel interior doors with Schlage hardware

Master Suite

- -High ceiling
- -Vanities with mica tops, mirrored above and back splash
- -Porcelain sinks
- -Separate shower with clear glass enclosure
- -Ceramic flooring in wet areas (12")

<u>Exter</u>ior

- -Pleko exterior finish
- -Cement roof tiles in "Slate" style with 25 year manufacturer's warranty
- -Covered patio (screened)
- -Exterior lighting fixtures and common area lighting
- -Generous landscaping appointments
- -Exterior maintenance by Homeowners' Association
- -All concrete floors, common walls, and rood surface
- -Reinforced concrete wall construction

Kitchen

- -Deluxe raised-panel white designer cabinets with mica counter tops
- -GE-22-cubic foot side-by-side frost free refrigerator freezer with "through the door"
- ice and water white on white
- -GE dishwasher white on white
- -GE ceramic range with self-cleaning oven and glass door
- -GE Spacesaver microwave
- -Stainless steel sink with vegetable sprayer, GE Disposal and Delta Faucet
- -Eat-in morning room
- -Vinyl flooring

Garage

- -All homes have attached 25° garage
- -Garage can be used for golf cart storage
- -Gleneagle will have 2-car garage



Equity Full Membership

Available to residents of Grasslands Golf & Country Club and designated Oakbridge communities.

This membership offers complete club privileges including access to golf, tennis, swimming, exercise facility, dining, and all club-sponsored social activities.

Membership Fee \$10,000 Current Monthly Dues \$ 280

Equity Sports Membership

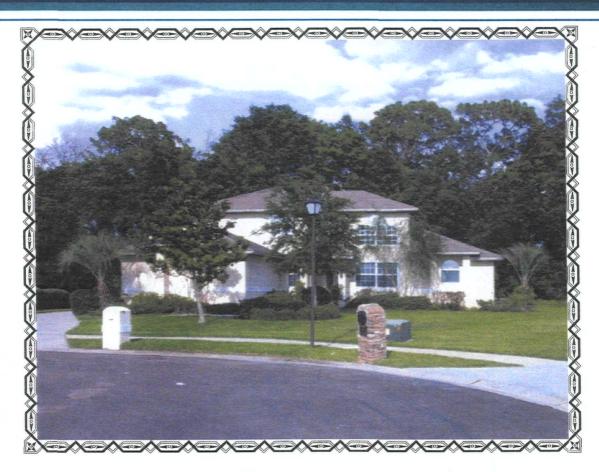
Available to residents in Grasslands Golf & Country Club and designated Oakbridge communities.

Sports Membership offers club privileges for tennis, swimming, exercise facilities, dining, and all clubsponsored social activities.

Sports Members may use Grasslands golf facilities twice per month and are required to pay green and golf cart fees.

Membership Fee \$5,000 Current Monthly Dues \$115

Updated 12/22/01



804 WHITESTONE CT.

Lovely home in one of Lakeland's most premier neighborhoods. You will enjoy entertaining family and friends in the delightful layout of the interior. The formal living room features dramatic floor to ceiling windows and built in wet bar. The family room offers a brick fireplace to enjoy on that one chilly evening we have every year.

This is a must see home.

3 Bedroom/Loft List Price: \$289,000 2.5 Baths

2 Car Garage Appointment Only

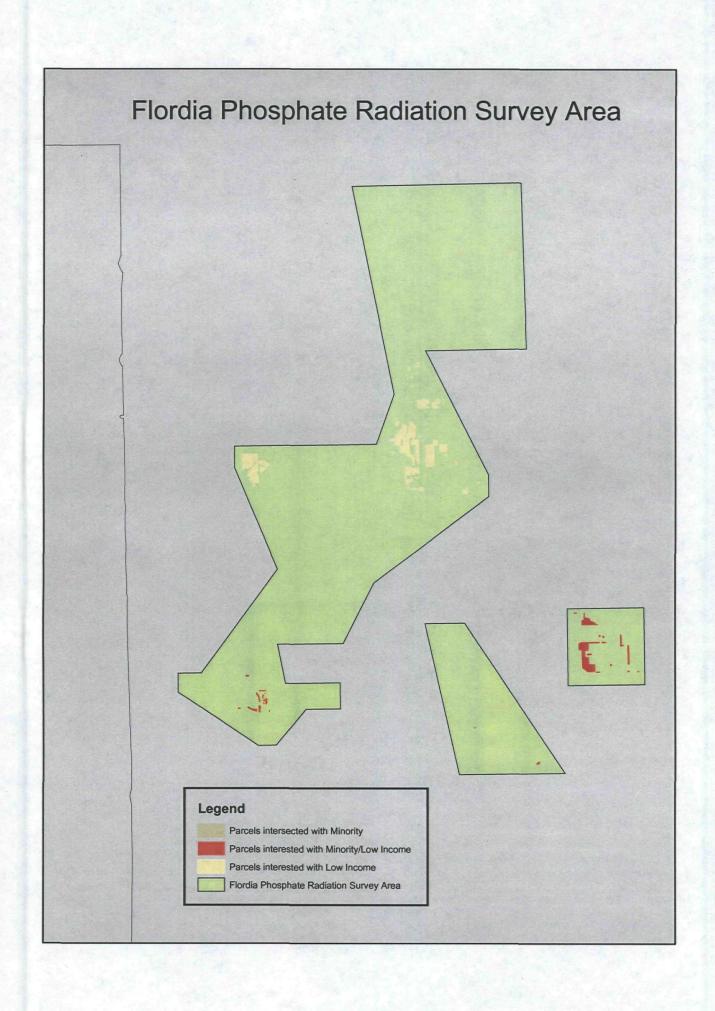


Ron Denney Broker-Salesman (863) 687-2233

Oakbridge-off of Dakbridge (863) 660-3919





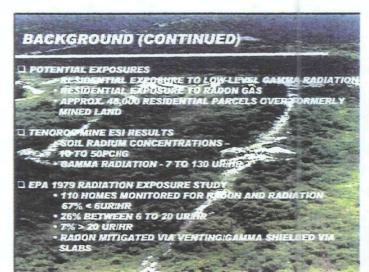


BRIGHING
PROPOSED SITE MANAGEMENT STRATEGY
FLORIDA PHOSPHATE MINING SITES

REGION 4
WASTE MANAGEMENT DIVISION
JUNE 2003







PROPOSED STRATEGY

TIERED SITE ASSESSMENT

- AERIAL GAMMA RADIATION SURVEY
 500' ALTITUDE SURVEY
 150' ALTITUDE SURVEY OF ANOMALOUS AREA
 200ENR ABOVE BACKGROUND SCREENING VALUE

 - MINEABLE LIMIT SURVEY COST 1.2M
- GROUND-BASED GAMMA RADIATION SURVEY SROUND-BASED GAMMA RABIATION SORVEY
 - VEHICLE MOUNTED SURVEY
 - HAND-HELD HOME INTERIOR SURVEY
 - 20UR!HR ABOVE BACKGROUND SCREENING VALUE
- SOIL INVESTIGATION
 5 PCIIG ABOVE BACKGROUND SURVEY

TOTAL STRATEGY (CONTINUED)

- ARAR BASED REMEDIAL CRITERIA
 - · INDOOR GAMMA 20 UR/HR
 - GROUNDWATER 5 UG/L
 - . SOIL 5 PCI/G
- TULL RANGE OF REMEDIAL ALTERNATIVES CONSIDERED
- I NEXT STEPS
 - AERIAL RADIATION SURVEY

EVALUATION CRITERIA FOR GAMMA RADIATION

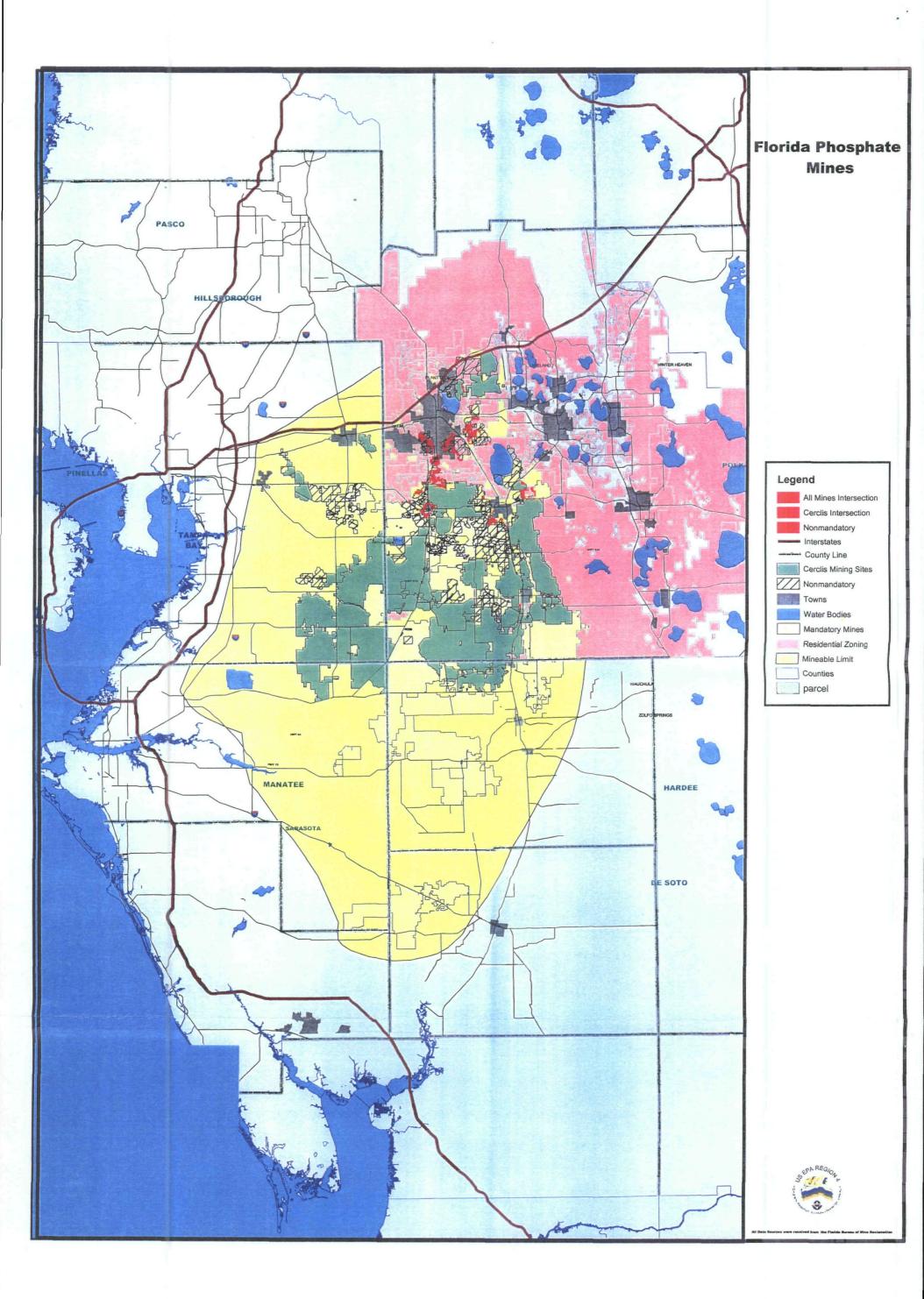
Risk/Dose Based Criteria:

Agency/Criteria	Radiation Dose	Approx. Risk
EPA: NCP Risk Range [OSWER Guid. 8/97]	~ 0.05 to 15 mrem/yr	10 ⁻⁶ to 3x10-4
ATSDR, DOE, Most States, NRC¹ to the General Public	100 mrem/yr	2x10 ⁻³
FDH Standard	20 uR/hr [including bkgd]	NA -
NCRP for TENORM	500 mrem/yr	1x10-2

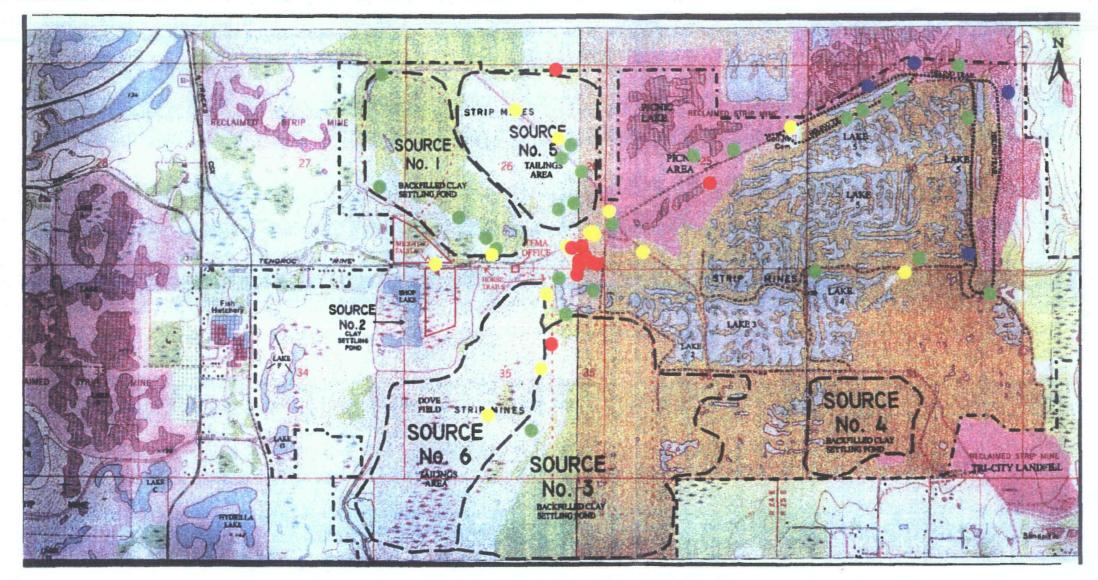
^{1 -} NRC & DOE use 100 mRem/yr for all pathways/doses, but for cleanup of radiation sources 25 mrem/yr is applied.

ARAR FOR REMEDIATION OF SOIL CONTAMINATED WITH RADIONUCLIDES

Agency/Criteria	Concentration (pCi/g) & Exposure Rate	Approx. Risk [from generic PRGs]
40 CFR 192	5 > bkgd & 20 uR/hr > bkgd	5pCi/g ~ 4x10-4



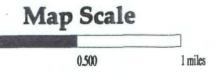
BORDEN CHEMICAL COMPANY / TENOROC MINE RADIATION MEASUREMENTS ABOVE BACKGROUND



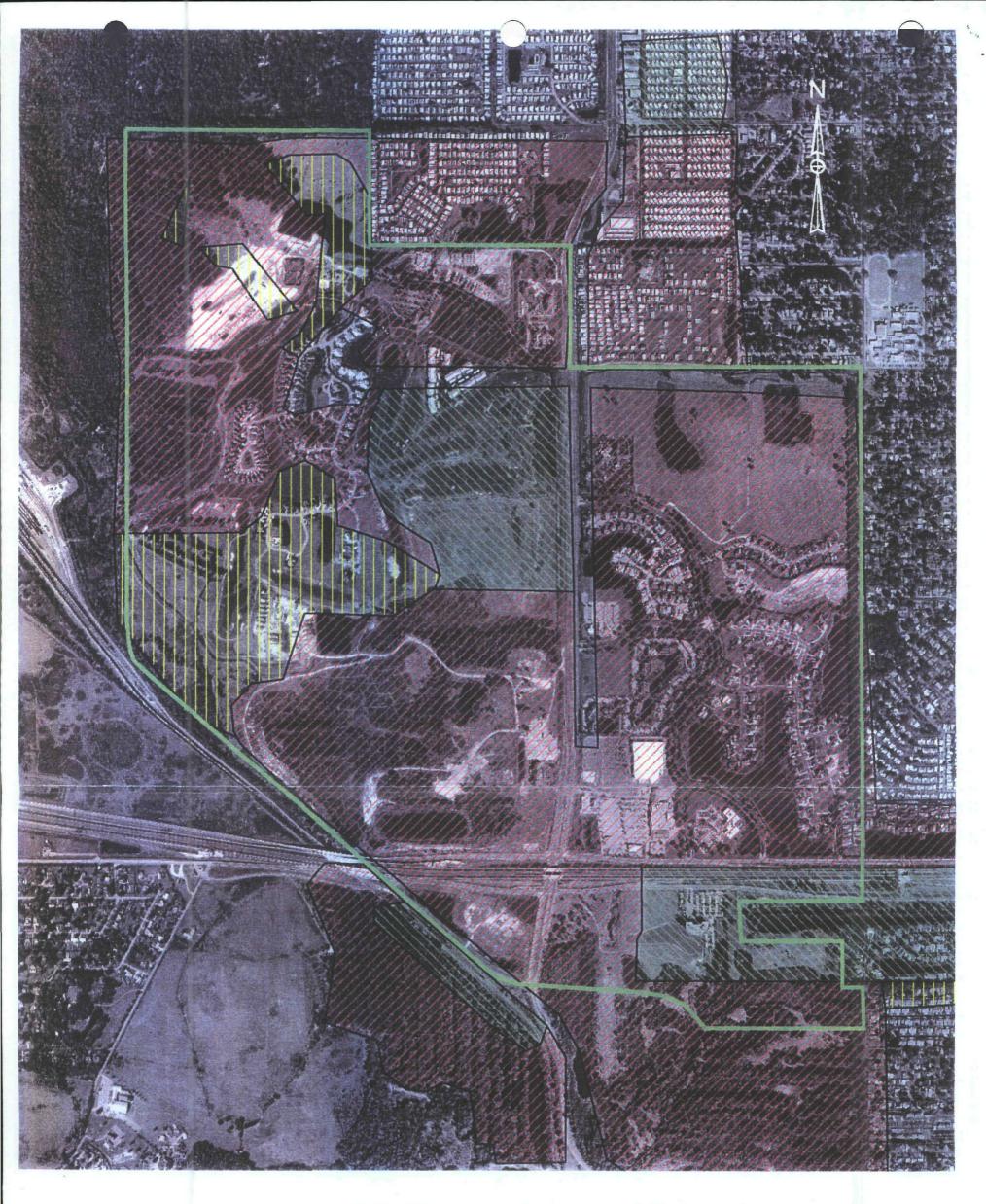


COMPARISON TO RESIDENTIAL EXPOSURE CRITERIA

- <15 mRem/yr
 - >15 and <100 mRem/yr
- >100 and <500 mRem/yr
- >500 mRem/yr
- Site Boundaries
 - Source Areas







LEGEND

1000 0 1000 Feet

Oakbridge Subdivision
Landuse_2.shp
Mined Out Areas Left As Is
Settling Areas
Reclaimed Lands Other Than Settling Areas
Reclaimed Settling Areas
Disturbed Lands Other Than Settling Areas
Not Mined

PHOSPHATE MINING ACTIVITIES POLK COUNTY

OAK BRIDGE SUBDIVISION



Final 2/12/04

STATEMENT OF WORK

PILOT STUDY AERIAL GAMMA RADIATION SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA



PREPARED BY:

US ENVIRONMENTAL PROTECTION AGENCY, REGION 4
WASTE MANAGEMENT DIVISION
SUPERFUND REMEDIAL AND TECHNICAL SERVICES BRANCH

FEBRUARY 2004

STATEMENT OF WORK PILOT STUDY - AERIAL GAMMA RADIATION SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA FEBRUARY 2004

1.0 INTRODUCTION

This Statement of Work (SOW) outlines the approach for a "Pilot Study" to aid in the development of a process and the criteria to assess the potential for human exposure to elevated levels of gamma radiation and radon gas to individuals residing in dwellings constructed over formerly mined phosphate lands in Central Florida. Background information used in the development of this SOW is summarized in the *Draft*, *Florida Phosphate Initiative*, *Summary of Information*, *U.S. Environmental Protection Agency*, *Region 4*, *Waste Management Division*, *South Site Management Branch*, *September 2003*.

This SOW provides direction to the US Department of Energy (DOE), National Nuclear Security Administration, Nevada Site Office (NNSA/NSO) to provide technical support to the US Environmental Protection Agency (EPA) via an Interagency Agreement (IAG). The goal of this project is to document the terrestrial radiological conditions and to map the spatial extent and degree of radioactive contamination of due to phosphate mining operations in Central Florida. The location of the study area is shown in Figure 1. The results of this survey will aid EPA in assessing the potential impacts arising from increases in doses of gamma radiation, if any, that may be associated with disturbances in the naturally occurring radioactive material in the environment.

DOE is tasked with providing the necessary technical support to conduct the aerial radiological survey and reporting the results to EPA. Its understood that via contract with DOE, Bechtel Nevada will provide the majority of technical services to this project. Unless otherwise directed by DOE, EPA's primary line of communication will be with DOE. As part of its management of this project, EPA will review and approve periodic progress reports and interim deliverables. EPA also reserves the right to amend or terminate this IAG at anytime during the course of this project based on unsatisfactory performance of DOE and/or its contractors. In a case where the work were to be terminated prematurely, EPA will only be obligated to pay for the services rendered.

Results from the work conducted thus far by State and Federal agencies has documented an area approximately 42,000 acres in size in portions of Polk and Hillsborough Counties, Florida, where land formerly mined for phosphate has been developed for residential use. Based on a comparison of EPA criteria for the evaluation and cleanup of radioactive contaminated sites with historical data from the area and limited investigation of individual mining sites, the likelihood exists that residents may be exposed to elevated levels of radioactive isotopes.

Site-specific data is needed to better assess the potential for and degree of human exposure to radioactive isotopes. This assessment is greatly complicated by the size of the study area and the anxiety that is likely to arise within the community due to the uncertainty of the risks. It is, therefore, the goal of this Pilot Study to develop and verify the study methodology and to gather site-specific data that can be used to better evaluate the potential risk to human health.

2.0 BACKGROUND

The US General Accounting Office (GAO) published a report to Congress in November 1998, titled "Hazardous Waste: Unaddressed Risks at Many Potential Superfund Sites" that identified sites in the Comprehensive Environmental Response Compensation and Liability Inventory System (CERCLIS) database used by EPA for the tracking of Superfund activities. As part of Region 4's review of its sites identified as part of this survey, the Region discovered that it had 21 phosphate mining related sites that had not yet been addressed. This led to the start of an initiative to investigate the potential impacts to human health that might result from waste derived from the phosphate mining and to evaluate the possibility of a comprehensive strategy for consistently evaluating the backlog of mining sites in CERCLIS. The results from this effort are presented in the Draft Florida Phosphate Mining Strategy, U.S. Environmental Protection Agency, Region 4, June 2003.

During the course of this project, EPA discovered a potentially more urgent matter with the reuse of formerly mined phosphate lands. EPA discovered that in addition to the 21 CERCLIS sites, it has been a common practice to use portions of formerly mined land for residential purposes. Based on a review of the industry practices, development practices, and information from the State of Florida, EPA believes the potential exists for residents with dwellings overlying former mines to be exposed to elevated levels of radioactive isotopes. EPA, therefore, concluded that the most appropriate action at this time is to postpone further work on the phosphate related CERCLIS sites and focus its efforts on an assessment of current residential where there is the greatest potential for exposure. The information gained from this pilot study will be used to help EPA in understanding the potential risks and advising the community on actions that can be taken to reduce their risks. This data will further aid EPA in evaluating the necessity and nature of other potential response actions.

3.0 METHODOLOGY

Proposed Study Area

The scope of the area will include all of those areas where residential dwellings presently overly formerly mined phosphate land in Polk and Hillsborough County, Florida. Based on a comparison of residential parcel data and the formerly mined phosphate land, there are approximately 42,000 acres of formerly mined land that have been developed for residential purposes. Although the general location of the survey areas are shown in the attached figure, the actual coordinates for the location of the areas to be surveyed will be provided by EPA to DOE

via an electronic file.

At this time, this project will only include an aerial gamma survey of the 42,000 acres of residential development. Additional ground-based assessment of those areas with anomalously high areas of gamma radiation identified from the aerial survey may be required in order to fully complete the assessment. This work, however, would be authorized and funded at a later date.

In an effort to obtain the highest quality results and enable EPA to make reliable decisions regarding future actions, the aerial survey will be conducted at an altitude of 150-feet. Although this lower altitude may pose greater operational difficulties, it will increase the sensitivity of the survey by 900% when compared with the alternate flight altitude of 500 feet . The screening value to assess the potential for elevated levels of radiation in residential areas, and for determining whether or not additional ground-based surveys will be needed will be Uranium Mill Tailings Radiation Control Act (UMTRCA) indoor gamma radiation level of 20 μ r/hr above background. Measurements that exceed the 20 μ r/hr above background standard will be interpreted to be indicative of potential areas with elevated radiation exposures. Its anticipated that an average background level will be established based data collected from non-mined areas.

The following is a summary of the tasks associated with the planning, data collection, and reporting of the survey results.

Phase I - Project Planning

- Review of background materials and participation in planning/scoping meetings, as necessary with EPA.
- Submittal of a Work Plan (WP) to EPA (including technical approach, schedule, and budget) within 30 days of receipt of funding from EPA.
- Site visit, as necessary for logistical arrangements.
- Support, as necessary, to EPA at informational meetings with State, community, and industry officials.
- Incorporation and submittal of final WP within 15 days of receipt of EPA comments.

Phase II - Aerial Gamma Radiation Survey

• Study area defined as residential areas overlying formerly mined phosphate land. These areas are defined as the intersection of former mine boundaries with residential parcel data. A figure denoting the general locations of the survey areas is attached, however, it will be the responsibility of DOE to identify the actual coordinates of the area to be survey using the electronic data provided by EPA. It will also be necessary for DOE to establish the optimal flight grid. Due to the discontinuity of the residential areas, DOE will need to balance the cost of increased flight time due to the discontinuity of survey areas versus the cost of

- flying larger, more contiguous areas that contain a larger area of non-residential or mined areas. A copy of the flight grid and coordinates will be presented to EPA along with the submittal of the WP for review and approval prior to flights.
- The study will not only map the spatial extent and degree of radiological contamination, but will also identify and survey a statistically significant amount of non-impacted areas to establish naturally occurring background conditions.
- Its anticipated that the survey will be conducted at 150-ft altitude, with flight line spacing of approximately 250-feet. However, during the planning or as a result in changes in field conditions, DOE may propose, for EPA approval, an alternate altitude or flight line spacing. The fundamental criterion for determining variations in the flights will be the quality of the resulting data. It will be imperative that the data generated by DOE be of an acceptable quality that EPA, with a 95% degree of confidence, be able to conclude that an area is free of radiological impacts of 20 μ r/hr (or higher) above background. Its critical that EPA be able to reach a decision of "no further action" for those areas where appropriate. Its anticipated that anomalously high radioactive areas will be further investigated using ground-based techniques to better define levels, source, and extent of the activity pursuant to a separate contract.
- The values reported will represent averages over a large areas (i.e., 250-ft diameter) and will be expressed in miroroentgens per hour (μ R/hr) at 1 meter above ground level.
- A statistically representative number of ground-truth measurements will be made within the survey area using a high-purity germanium detector and pressurized ion chamber.

Phase III - Project Reporting

- The principal representation of the survey results will be isoradiation contour maps of exposure rate due to gamma ray sources.
- The primary deliverable will be GIS overlays of the exposure rate and excess levels of gamma radiation superimposed onto a base map of the intersections of residential areas and former phosphate mines. This base map will be provided by EPA to DOE prior to the start of the planning process.
- The deliverable will include two copies of maps for each survey site and a GIS compatible electronic copy.
- In addition to the GIS based maps, a narrative summary report will be submitted that documents the following:
 - Scope of study conducted,
 - Dates of survey,
 - Study methodology,
 - Personnel and resources used for project,
 - Narrative overview of study results,
 - Summary of anomalies,

- Summary of inferred aerial exposure rates with corroborative ground-based measurements collected from nominal background radiation areas.
- Periodic project reports during the course of the project that documents the work performed to date, future work, potential issues, and an accounting of the budget.

4.0 ADDITIONAL SUPPORT

Additional support is anticipated in the form of additional reporting and community involvement activities. The following is a conceptual overview of some of the additional support services anticipated. However, the exact scope of the support will need to be better defined after NNSA/NSO has had an opportunity to review the background documents. Additional support needs may also be identified during the implementation of the study.

Reporting

It is anticipated that there will be wide-spread interest in the results from this project, including Federal, State, and local governments, members of the community, industry, and academia. One of the long-term goals of this project is make the results easily understood and accessible. Its envisioned that the most universally accessible method would be through an internet-based format. EPA would like to have this information available through a web-based interactive system. This database would build on the GIS database that EPA is currently using to store and evaluate information on mine locations, topography, and demographics. In broad terms, the user should be able to search, access, and download information from the database using base Sitespecific data is needed better assess the potential for and degree of human exposure to radioactive isotopes. This assessment is greatly complicated by the size of the study area and the anxiety that is likely to arise within the community due to the uncertainty of the risks. It is, therefore, the goal of this Pilot Study to develop and verify the study methodology and to gather site-specific data that can be used to better evaluate the potential risk to human health. d-on geographic coordinates, zip code, or street address. NNSA/NSO is tasked to provide EPA with an analysis of the feasibility and cost of preparing and maintaining a database of this nature. If a cost-effective proposal is developed and approved by EPA, EPA will consider proceeding with the work under an amendment or through a separate IAG.

Community Involvement

EPA anticipates a significant community involvement effort for this project. EPA will take the lead in conducting community involvement activities, but may require support. This support may be in the form of CI strategy development and planning, presentation materials, and technical presentations. For the purposes of planning and budgeting, it is assumed that EPA will require assistance in developing the CI strategy and planning CI activities, preparing factsheets, and participation in technical meetings in Region 4.

5.0 BUDGETING ASSUMPTIONS

Below is a summary of the assumptions and calculations used by EPA in planning the budget for this work. These assumptions incorporate preliminary estimates of rates and quantities provided by NNSA/NSO, April 29, 2003, for an aerial gamma radiation survey.

- Aerial survey rate: 3840 acres per day at an altitude of 150-feet. Rates are based on two flights per day.
- Deployment Costs: \$347,000 (Planning, Mobilization/Demobilization of personnel and equipment).
- Daily Field Rate: \$15,500
- Survey Cost Estimate at 150-foot altitude: \$170,000 (42,000 acres) x (3840 acres/day) x (\$15,500/day) = \$170,000
- Its noted that the discontinuity of the residential areas may decrease the estimated daily survey rate. As part of the WP preparation, NNSA/NSO is tasked with evaluating and proposing a flight pattern that will be optimize the flight time and costs.

6.0 CONTRACTING STRATEGY

EPA has concluded that an IAG with the DOE, NNSA/NSO would be the best approach for accomplishing this critical task. Due to the potential for creating a significant degree anxiety within the local community, it is critical that the this work be conducted professionally and with equipment and personnel that will produce the highest degree of confidence possible in the results. Its is critical that the potential for "false positives" or "false negatives" in the data be eliminated to the greatest extent possible. Based on these results, homeowners, may be contacted and potentially advised that their home is built over radioactive contaminated soil. This information has the potential for creating significant anxiety for the homeowner due to issues regarding potential risks to their family and affects on property values. In addition, if response actions are necessary, EPA may seek to use this information in enforcement actions against the former mine owners and operators. It is, therefore, imperative that a vendor be used that can produce the highest quality result possible.

A review of potential sources for the collection of this information revealed capabilities both in the government and private sectors. However, after a comparison of the different sources, EPA concluded that NNSA is the best quality to support this mission. DOE as been operating a remote sensing lab since the 1950's and its primary mission is to provide rapid response to radiological emergencies worldwide. NNSA has not only provided support to EPA in other Regions, but has supported the Department of the Army, Bureau of Land Management, Department of Justice, International Atomic Energy Agency, National Aeronautical and Space Administration, Federal Emergency Management Agency, and Department of Homeland

Defense.

A review of the private sector vendors indicate that while they may have the technical capability to conduct the work, often their resources are not dedicated nor do they have the same depth of experience as NNSA. There is concern that this could lead to coordination problems and compromises in the quality of the data. In addition, to procure these vendors would require an open solicitation and essentially a public announcement of the nature of the problem. While communication of the problem to the public will be done in the future, EPA desires to better understand the degree of the problem with better certainty, and avoid alarming the community prematurely.

In short, EPA determined that NNSA will provide the highest quality product and be more cost-effective to the government through the used of its pre-placed contracting vehicle.

STATEMENT OF WORK ADDENDUM

PILOT STUDY AERIAL GAMMA RADIATION SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA



PREPARED BY:

US ENVIRONMENTAL PROTECTION AGENCY, REGION 4
WASTE MANAGEMENT DIVISION
SUPERFUND REMEDIAL AND TECHNICAL SERVICES BRANCH

JUNE 2004

STATEMENT OF WORK ADDENDUM PILOT STUDY - AERIAL GAMMA RADIATION SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA JUNE 2004

1.0 INTRODUCTION

This document serves as an Addendum to the Statement of Work (SOW), February 2004, for a "Pilot Study" to aid in the development of a process and the criteria to assess the potential for human exposure to elevated levels of gamma radiation and radon gas to individuals residing in dwellings constructed over formerly mined phosphate lands in Central Florida. Background information used in the development of this SOW is summarized in the Draft, Florida Phosphate Initiative, Summary of Information, U.S. Environmental Protection Agency, Region 4, Waste Management Division, South Site Management Branch, September 2003.

This Addendum provides direction to the US Department of Energy (DOE), National Nuclear Security Administration, Nevada Site Office (NNSA/NSO) to provide technical support to the US Environmental Protection Agency (EPA) via an Interagency Agreement (IAG). The February 2004, SOW discusses in detail the background and history, objects, and tasks for this project. This Addendum serves to outline the additional tasks to be performed by DOE and serves as the basis for additional funding.

The following is a discussion of the tasks that are either amended or added to the SOW.

Task 1 - Summary and Analysis of State Data

EPA was recently advised by the Florida Department of Health (DOH) that it conducted a radiation monitoring program in the 1970's, 1980's and 1990's whereby it conducted radiation assessments of residential and commercial properties. DOH is of the opinion that this data may be helpful in EPA's radiological assessment plans. The data is stored at the Polk County Health Department.

DOE is tasked with the following:

- Procurement and photo-coping of data;
- Printing of hard-copy of file data;
- Generation of an electronic copy of data to be submitted on a CD;
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- Generation of a map(s) that denotes the historical survey locations and correlates

- these locations with EPA's current survey plans;
- Observations regarding the impact this data may have on EPA's radiation survey plans;
- Meet with EPA to present overall results, and support EPA, as necessary in future meetings with State;
- Submittal of 15 copies of the summary report.

Task 2 - Completion of Survey Work in Fiscal Year 2005

It was initially the goal of EPA to implement this work as soon as possible. The SOW was issued in February 2004, and at the direction of EPA, DOE's contractors Bechtel Nevada and Argonne National Laboratory developed the prescribed planning documents and made the necessary logistical arrangements in anticipation of conducting the survey in late-April 2004. The April 2004 date was re-scheduled to May 2004, and eventually to November 2004.

However, several factors have caused EPA to significantly delay the implementation of the survey work. Several important factors included the approach to the development and implementation of the community's involvement, a re-evaluation of the State's involvement; and weather conditions.

In preparing for both the April and May starts, Bechtel Nevada incurred costs associated with preparing and revising the necessary plans, making the necessary logistical arrangements, and preparing to mobilize the necessary equipment and personnel. With the exception of the background and methodology sections of the April 2004 Work Plan, these activities will need to be conducted a third time prior to the implementation of the work in November 2004. In to these costs, travel costs were incurred for three scoping/planning meetings that had not been envisioned in the original budget. A least one additional planning meeting will need to be conducted in preparing for the November 2004 survey.

Finally, in developing the technical approaches to conducting this survey and projecting forward through the data analysis, it was discovered that insufficient resources had been planned for the analysis and presentation of the data. The current budget only provides for a summary of the data with little statistical analysis of the data. Its is felt that increased statistical analysis of the data will significantly improve the overall usefulness, reliability, and credibility of the data.

Task 3 - Survey of CERCLIS Sites

As part of the overall assessment of the potential impacts of post-phosphate mining activities, EPA will require the aerial radiation survey of the 21 phosphate mining sites in CERCLIS. Discussions with the State of Florida indicates that it would be best to include the survey of the CERCLIS sites along with the residential areas currently planned.

In anticipation of the addition of the CERCLIS sites to this work, DOE is tasked to proceed with

the necessary planning activities for the incorporation of this work. Funds will be obligated to conduct the actual survey of the CERCLIS sites, but DOE is directed not to proceed with the survey of the CERCLIS sites until expressly authorized by EPA. After completion of consultations with the State, however, EPA may conclude that the survey of the CERCLIS sites will need be conducted as a subsequent phase. If this occurs, additional funds will need to be added for an additional mobilization.

The size of the CERCLIS site area is estimated at 700 mi² and is estimated to add an additional 20 days to the 14-day survey period for the residential areas. In order to maximize the comparability between the residential and CERCLIS site survey data, the CERCLIS site area will be flown at the same 150-ft altitude, but the line spacing will be increased from 500-feet to 1000-feet. Background radiation levels will be established for at least six locations. As with the goal of the residential survey area, the goal of this project will be to collect and report digital, geo-referenced, GIS compatible data sets of the inferred aerial terrestrial gamma exposure rates and excess levels of radiation. This information, along with the results from the residential survey will be summarized in a report submitted to EPA for review and approval. The report will include the appropriate discussion of the nature and extent of the study area, the study methods, a summary of the data, and a discussion of the statistical analyses used to evaluate the data. The data will not only be summarized narratively and in tables, but will also be expressed in terms of radiation iso-contour maps. The report will be submitted to EPA in both a hard-bound verison and via CD.

Task 4 - Web Site Development

The purpose of the effort is for DOE to provide specialized technical assistance to the U.S. Environmental Protection Agency (EPA) Region 4 for the design, development, and maintenance of an internet website in support of the community involvement program associated with a central Florida phosphate mine land investigation.

An integral part of the Florida phosphate mining land survey will be a comprehensive community involvement (CI) program designed to convey information to the general public and various stake holders plus solicit input necessary to conduct the investigation. Because of ANL's experience with this project and past experience with web design, development, and maintenance its requested that ANL provide this support. This SOW will provide maintenance through fiscal year 2005.

4.1 Operation Plan Development and Design Brief Preparation

A plan of operation describing the intended method of accomplishing the work, including, but not limited to, schedule, anticipated research methods, submittal procedure, design techniques, and final website content deployment and maintenance procedure will be submitted to EPA for review and approval.

A needs assessment will be conducted with EPA to aid in the design and development tasks under this statement of work. This needs assessment will be based on meetings with EPA region 4 staff to discuss the purpose and objectives of the web site, the major functional requirements and development constraints for the site, and prioritized target audience needs. Findings will be incorporated into the design brief, and will be used to develop a site architecture diagram for the Florida phosphate mine land investigation website, and mock-ups of the user interface for the proposed site.

4.2 Information Research and Preparation

Research will be conducted, as necessary, to professionally enhance, operate and maintain a community involvement website. Under EPA guidance, various sources of information will be consulted in order to complete this task, which may include the following:

- U.S. Environmental Protection Agency
- U.S. Army Corps of Engineers
- State of Florida
- Hillsborough and Polk Counties
- Congressional records
- Scientific publications

4.3 Evaluation and Selection of Website Content and Features

ANL will develop example materials and present alternative website functions and features to achieve the project's objectives. Review comments received will be incorporated into revised example materials for use in evaluation and selection of final website functions and features.

4.4 Implementation of Website Features and Functions

Upon review and approval by EPA region 4, ANL will implement the functions and features selected for the community involvement website. These expanded features and functions will be presented in one or more accepted submittal procedures (i.e., color hard copies of the website pages, temporary internet sites, etc.) to allow the review and final approval of the website content.

4.5 Maintenance and Administration of Website

Upon final review and approval by EPA region 4, ANL will publish the community involvement website for public viewing. ANL will be responsible for providing EPA with electronic copies of all developed files. EPA will post these files on its web site. All files shall be backed up, at a minimum, on a bi-monthly basis. ANL will provide maintenance services for the website through the end of fiscal year 2005.

COST ESTIMATE STATEMENT OF WORK ADDENDUM PILOT STUDY - AERIAL GAMMA RADIATION SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA JUNE 2004

Task 1 -Summary and Analysis of State Data - (\$65,5001)

- Procurement of data (40hrs);
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- Travel One trip/2 people to TPA to procure data (\$3000)
- Travel One trip/3 people to ATL to present results/discuss (\$4500)

Task 2 - Completion of Survey Work in Fiscal Year 2005 (\$169,500)

- False Starts in April and May 2004 (300hrs)
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- Analysis of Potential Impacts on budget, scope, and schedule (100hrs)
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- Travel 6 people 20 days in TPA (\$36,000)
- Contingency 5% (\$22,800)

Task 4 - Web Site Development - (\$129,000)

- Operation Plan Development and Design Brief Preparation (150hrs)
- Information Research and Preparation (150hrs)
- Evaluation and Construction of Website Content and Features (300hrs)
- Implementation of Website Features and Functions (300hrs)
- Maintenance and Administration of Web Site (240hrs)
- Travel Web Design/Conceptual Layout Meeting in ATL 4/people (\$6000)
- Travel Draft Web Production Run Meeting in ATL 3/people (\$4500)
- Travel Final Web Production Review ATL 3/people (\$4500)

Total Estimated Costs - \$864,000

Notes: 1) Costs are based on a loaded rate of 100.00/hr of LOE plus travel costs.

STATEMENT OF WORK ADDENDUM

PILOT STUDY AERIAL GAMMA RADIATION SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA



PREPARED BY:

US ENVIRONMENTAL PROTECTION AGENCY, REGION 4
WASTE MANAGEMENT DIVISION
SUPERFUND REMEDIAL AND TECHNICAL SERVICES BRANCH

JANUARY 2005

STATEMENT OF WORK ADDENDUM AERIAL RADIOLOGICAL SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA JANUARY 2005

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Task 4 - Formal Aerial Radiological Report

After gaining experience with the DOE IAG, evaluation of long-term project management needs, and initiation of the Phase 2 Work Plan, it was decided that RSL's support would conclude with the completion of submission of the data from the aerial radiological survey. Argonne National Laboratory will still be responsible for preparing a formal report, but the work will be performed under new IAG that will support Phase 2. Therefore, the IAG budget will be decreased by the original report preparation budget of \$100,000.

The data from this study, including radiological measurements, data collection and flight path coordinates, along with a discussion of the methodology, shall be submitted to EPA and Argonne National Laboratory for preparation of a formal report.

COST ESTIMATE STATEMENT OF WORK ADDENDUM AERIAL RADIOLOGICAL SURVEY POLK AND HILLSBOROUGH COUNTY, FLORIDA JANUARY 2005

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Total Estimated Costs - \$630,000

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